



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 3, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Development Agreement establishing development standards for the Tillgang Gas Station development relating to signage and outdoor lighting.

BACKGROUND/SUMMARY:

The Tillgang gas station (Apple Express Texaco) and its signs were first permitted in 2016. The sign code at the time prohibited digital signs with video displays, but digital signs with static messaging, such as digital fuel price signs, were permitted and the area of the digital display was counted towards the total allowable sign face area.

In 2020 the city adopted new signage regulations (Ord. 571), which prohibited all digital displays. Ord. 571 also introduced regulations regarding alterations to existing signs, and those alterations causing the sign to come into compliance with the new sign regulations. In 2021 by Ord. 601, regulations regarding digital displays were updated to permit them with the approval of a development agreement. The terms of the development agreement are established in Sec. 15.04.018(15)(A) which authorizes a digital sign as long as any existing outdoor lighting is brought into compliance with the city’s outdoor lighting standards, or if it’s new construction, that the outdoor lighting on the property remain in compliance with the city’s outdoor lighting standards.

The development agreement before the City Council is to authorize the Tillgang Gas Station owner to update their signage and bring their outdoor lighting into compliance with city code. The signage was already updated on the property prior to this development agreement or a permit. When the signage on the property was being altered, the owner was notified that the alterations required an agreement and a permit. Upon notification, the owner undertook the necessary steps to bring the property in compliance, including evaluating the existing site lighting, proposing revisions to that lighting to bring it into compliance, and filing for a sign permit.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
FORM 1295 FILED: Yes, 2026-11
PRESENTATION: No
ATTACHMENTS: Yes

- Development Agreement

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve a Development Agreement establishing development standards for the Tillgang Gas Station development relating to signage and outdoor lighting.